

Agenda No.: 9
Public Hearing: Specific Use Permit SUP09-0001
Owner(s): Benjamin Cano, etal.

DESCRIPTION:

The request is for a Specific Use Permit for a Church (Mosque) on one lot on 0.3± acre on the northwest corner of Main Street and Fourth Street. Zoned Original Town Commercial with a Temporary Specific Use Permit (S-168) for a Church. Neighborhood #11. JE

HISTORY:

Ordinance No. 07-09-40. A temporary SUP was granted by the City Council on September 4, 2007 and will expire on March 31, 2009.

REMARKS:

Frisco Masjid is requesting a temporary Specific Use Permit for a Church (Mosque). The applicant is leasing an additional 1,343 square feet of the vacant suite adjacent to the existing mosque for a total of 2,635 square feet. The main sanctuary will also be expanding from 620 square feet to 1,100 square feet. The applicant would like the temporary SUP for an additional three years to give them time to find a permanent space for their mosque. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Office	Original Town Commercial	Original Town Commercial
East	Mixed Use/Office/Retail	Original Town Commercial	Original Town Commercial
South	Mixed Use/Office/Retail	Original Town Commercial	Original Town Commercial
West	Mixed Use/Office Retail	Original Town Commercial	Original Town Commercial

The Zoning Ordinance lists four criteria to consider in determining the appropriateness of the SUP request. The following is the four criteria and staff's comments on each of the criteria.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

The proposed mosque is located in the Original Town Commercial area along Main Street, a minor thoroughfare. The Original Town Commercial area is intended for a mixture of non-residential and residential uses. The surrounding uses vary from restaurant, offices, to other retail uses. The proposed use is compatible with the existing uses.

2. Are the activities requested by the applicant normally associated with the requested use?

The activities requested by the applicant are normally associated with the mosque use. The applicant is proposing a mosque with 1,100 square feet of main sanctuary for prayer. About 50-60 people are expected to attend prayer service on Fridays between 1:30 PM to 2:30 PM. They will also be holding a prayer group every first Friday of the month in the evenings between 8:00 PM and 9:00 PM.

3. Is the nature of the use reasonable?

A mosque at this location is reasonable as the applicant has provided the required parking on site and circulation to support the proposed facility.

4. Has any impact on the surrounding area been mitigated?

The proposed mosque meets the parking requirement per City standards. However, the number of people expected to attend exceeds the number of parking spaces required. There are two Downtown Public Parking Lots near the proposed mosque which are open to the public. One public parking lot is located on the adjacent property to the north (approximately 100 feet) and the other lot is located about 300 feet to the south. According to the Downtown Coordinator, the mosque has been good at communicating to their members where the parking lots are located and has asked members to park at the public parking lots rather than take up the retail spaces and on-street parking. Staff is not aware of any parking issues.

SUMMARY:

In staff's opinion, the request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval of a temporary SUP in effect for three years from the date of adoption of an ordinance.